

**FIGURE 1. REVISED DECEMBER 27, 2015, LOT AND YARD REQUIREMENTS  
JASPER COUNTY, INDIANA: ZONING CODE**  
LOT AREA, GROUND FLOOR AREA, LOT WIDTH, LOT COVERAGE, MINIMUM YARD REQUIREMENTS, AND OTHER DEVELOPMENT STANDARDS FOR DWELLINGS, BUSINESSES AND INDUSTRIAL USES

DISTRICT & TYPE OF DWELLING UNIT	MINIMUM LOT AREA	MINIMUM LOT AREA PER DWELLING UNIT	MINIMUM GROUND FLOOR AREA	MINIMUM LOT WIDTH	MINIMUM DEPTH FRONT YARD	MINIMUM DEPTH REAR YARD	MINIMUM WIDTH SIDE YARD (EACH)	NORMAL MAXIMUM BUILDING HEIGHT
SQUARE FEET	SQUARE FEET	SQUARE FEET	FEET	FEET	FEET	FEET	FEET	FEET
<b>A-1 PRIME AGRICULTURE</b>								
Single-family Dwelling:	43,560 or 1 acre	43,560 or 1 acre	960 - 1 story 760 - 2 story	150	70	35	12	35
Manufactured Home:								
Farmstead Lot:	43,560 or 1 acre	43,560 or 1 acre	No requirement For existing Dwelling	150	No requ't.	25		
<b>A-2 AGRICULTURE</b>								
Single-family Dwelling:	43,560 or 1 acre	43,560 or 1 acre	960 - 1 story 760 - 2 story	150	70	35	12	35
Manufactured Home:								
Farmstead Lot:	43,560 or 1 acre	43,560 or 1 acre	No requirement for existing dwelling	150	No requ't.	25		
<b>R-1 RESIDENCE</b>								
Single-family Dwelling:	43,560 or 1 acre 32,000 if common sewer	43,560 or 1 acre 32,000 if common sewer	960 - 1 story 720 - 2 story	125 80 if common sewer is provided	40	25	12	35
Manufactured Home:	is provided	is provided						
<b>R-2 TWO-FAMILY RESIDENCE</b>								
Single-family Dwelling:	43,560 or 1 acre 32,000 if common sewer	43,560 or 1 acre 32,000 if common sewer	960 - 1 story 720 - 2 story	125 75 if common sewer is provided	40	25	12	35
Manufactured Home:	is provided	is provided						
Two-family dwelling:	43,560 or 1 acre 32,000 if common sewer	43,560 or 1 acre 32,000 if common sewer	720 - 2 story 1,200 - side by side	125 75 if common sewer is provided				
<b>R-3 MULTIFAMILY RESIDENCE</b>								
Single-family Dwelling:	7,200	7,200	960 - 1 story 720 - 2 story	60	25	25	10	35
Two-family Dwelling	8,000	4,000	720 - 2 story 1,200 - side by side	70				
Multi-family Dwelling:	12,000	4BR & over-4,000 3 BR - 3,000 2 BR - 2,500 1 BR or EFF-2,000	4 BR & over-1,000 3 BR - 720 2 BR - 600 1 BR or EFF-500	80				
<b>B-1 LOCAL BUSINESS</b>								
Single-family Dwelling:								15
Manufactured Home:								
Two-family Dwelling:	Same as R-2	Same as R-2	Same as R-2	Same as R-2	15		5	35
Multi-family Dwelling:								

INFORMATION IN THESE COLUMNS REFER TO BUSINESS AND INDUSTRIAL DISTRICT REQUIREMENTS FOR VARIOUS TYPES OF USES DENOTED BY THE NAMES OF THE DISTRICTS AND THEIR YARD AND HEIGHT REQUIREMENTS

DISTRICTS IN WHICH THIS TYPE OF USE IS PERMITTED	MINIMUM DEPTH FRONT YARD	MINIMUM DEPTH REAR YARD	MINIMUM LOT WIDTH	MINIMUM SIDE YARD WHERE BUSINESS OR INDUSTRIAL DISTRICT ADJOINS A RESIDENCE DISTRICT WITHIN BLOCK FRONTAGE	MINIMUM SIDE YARD ALONG SIDE STREET LINE OF CORNER LOT WHERE BLOCK (OR TRACT) IS ADJOINED BY RESIDENCE DISTRICT	MINIMUM SIDE YARD IN BLOCKS NOT INCLUDING RESIDENCE	NORMAL MAXIMUM BUILDING HEIGHT
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	FEET	FEET	FEET	FEET	FEET	FEET	FEET
B-1 LOCAL BUSINESS Local Business:	B-1, B-2, B-3 & I-1	B-1: 25 B-2: 60 B-3: 0 I-1: 15	15	B-1: 50* B-2: 100 B-3: 50* I-1: 100*	B-1, B-3 & I-1: 15 B-2: 20	B-1: 6 B-2: 20 B-3 & I-1: 6	B-1 & B-2: 35 B-2: 20 B-3 & I-1: 60
B-2 ROADSIDE BUSINESS DISTRICT (See note)	B-2	60	15	100*	20	20	35
Business Uses: Single-family Dwelling: Manufactured Homes:	Same as R-1 Same as R-1 Same as R-1						
B-3 GENERAL BUSINESS DISTRICT General Business Uses: Single Family Dwelling: Manufactured Home: Two-family Dwelling: Multi-family Dwelling:	B-3 & I-1 Some B-2	B-3: 0 I-1: 15	15	B-3: 50* I-1: 100*	B-3: 6 I-1: 10	B-3: 6 I-1: 6	B-3: 0 I-1: 15 B-3: 35 I-1: 60
B-4 INTERCHANGE BUSINESS DISTRICT Business Uses indicated Sec. 150.017 Single family Dwelling: Manufactured Home:	B-4	80	15	10*	10	10	60
I-1 OPEN INDUSTRIAL DISTRICT Enclosed Industrial Uses: Single family Dwelling: Manufactured home:	I-1 B-3	15	15	100*	10	6	6
I-2 ENCLOSED INDUSTRIAL DISTRICT Enclosed Industrial Uses: (No Business uses) Single family Dwelling: Manufactured Home:	I-2	40	20	100*	15	10	10
UD UNIT DEVELOPMENT PLAN DISTRICT FP FLOOD PLAIN DISTRICT	Special provisions for dwellings, businesses, industries, and other types of Uses: See Sec. 150.021 Special provisions. Dwelling not permitted See Sec. 150.020.						
LA LAND APPLICATION DISTRICT	Special provisions. See Sec. 150.010 1/2. The FP District is an overlapping district.						

NOTES: The depth of the Front Yard is measured from the proposed right-of-way line (See Sec. 152.12) or from the Front Lot Line to the Building line.

NOTES: The depth of the front yard is measured from the proposed right-of-way line (See Sec. 152.12) or from the Front Lot Line to the Building Line.

\* This number represents frontage required on a street.

- The minimum Depth of Front Yard in the A-2 Agriculture District is 70 feet, except that lots not fronting upon Arterial Streets or Feeder Streets as set forth in the Thoroughfare Plan, Section 152.07 may have a Depth of Front Yard of not less than 40 feet. (Ord. No. 4-6-98D).
- For Subdivisions having four (4) or more Lots and having an additional area allocated for a Constructed Wetland(s) including a ground absorption field, where the wastewater from the lots is distributed and treated by Constructed Wetland(s): (1) the Minimum Lot are Per Dwelling Unit shall be 26,000 square feet with a Minimum Lot Width of 100 feet, for Single Family Dwellings and Manufactured Homes in the R-1 and R-2 Residence District, and (2) the Minimum Lot Area Per Dwelling Unit shall be 13,000 square feet with a Minimum Lot Width of 100 feet for a Two-family Dwelling in the R-2 District.